WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108365 DEEDWARR
Recvd: 12/23/15 09:21 2 pgs
Fees:13.00 Taxes:795.50
20151223-0129054

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2015

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DEELVORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN. 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sean Rogers Dailey	New Owner	Parcel ID:
2756 Cato Ridge Drive		058090A18600
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Rhonda Thompson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sean Rogers Dailey and wife, Amelia Crofts Dailey

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 1, of record in Instrument 20070824-0101605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rhonda Thompson by deed from NVR, Inc., of record in Instrument 20080128-0008603, dated January 25, 2008, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20000915-0092002 amended in Instrument 20011025-0117168; 20020828-0103983; 20041229-0153372; 20061120-0143523; 20061120-0143524 and 20070905-0106402, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20070824-0101605, said Register's Office.

Power of Attorney of record in Instrument 20151223-0129053, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2756 Cato Ridge Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of December, 2015.

Rhonda Thompson by Shatoya Polk, attorney in fact
Rhonda Thompson by Shatoya Polk,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Shatoya Polk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Rhonda Thompson as his/her/their Attorney in Fact as the free act and deed of the within named Rhonda Thompson.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.